

This instrument was prepared by

MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED NINETY ONE & NO/100— (\$118,991.00) DOLLARS to the undersigned grantor, Scotch Building and Development Company, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto T. Brad Ford and wife, Valerie S. Ford (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 14, Block 6, according to the Survey of Broken Bow South, Phase II, recorded in Map Book 14, page 72, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$113000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5041 Little Turtle Drive Birmingham, Alabama 35242

Subject to sinkholes, limestone formations, soil conditions or any other known or unknown surface of subsurface conditions that may now or hereafter exist or occur or cause damage to conveyed property or buildings.

TO HAVE AND TO HOLD to the said GRANTEEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Vice President, Joe A. Scotch, Jr., who is authorized to execute this conveyance, hereto set its signature and seal, this the 30th day of May, 1991.

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN -3 PM 3:00

Thomas G. Anderson, Jr.
JUDGE OF PROBATE

Scotch Building and Development Company, Inc.

By: *Joe A. Scotch, Jr.*
Joe A. Scotch, Jr., Vice President

1. Deed Tax	6.00
2. Mfg. Tax	
3. Record Fee	3.00
4. Indexing Fee	3.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	14.00

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Joe A. Scotch, Jr. whose name as the Vice President of Scotch Building and Development, a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 30th day of May, 1991

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-96

Courtney H. Mason, Jr.
Notary Public